

# HoldenCopley

PREPARE TO BE MOVED

Holbeck Road, Hucknall, Nottinghamshire NG15 7SR

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Guide Price £220,000 - £225,000



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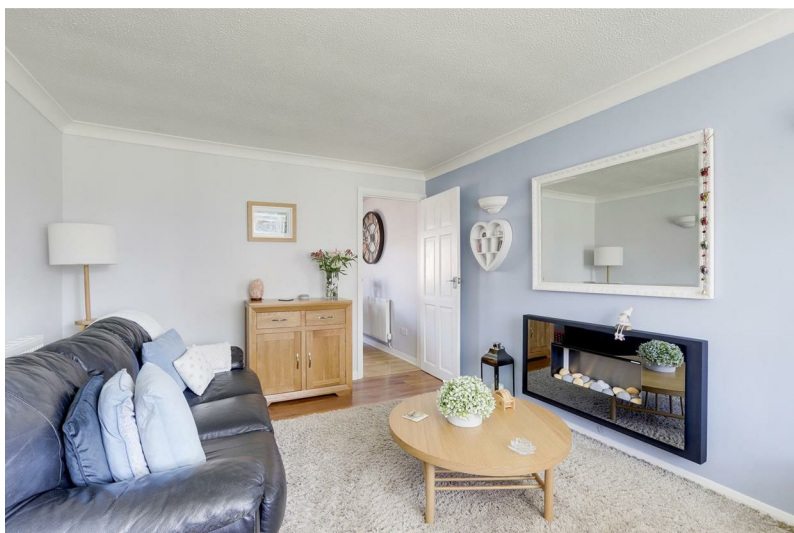
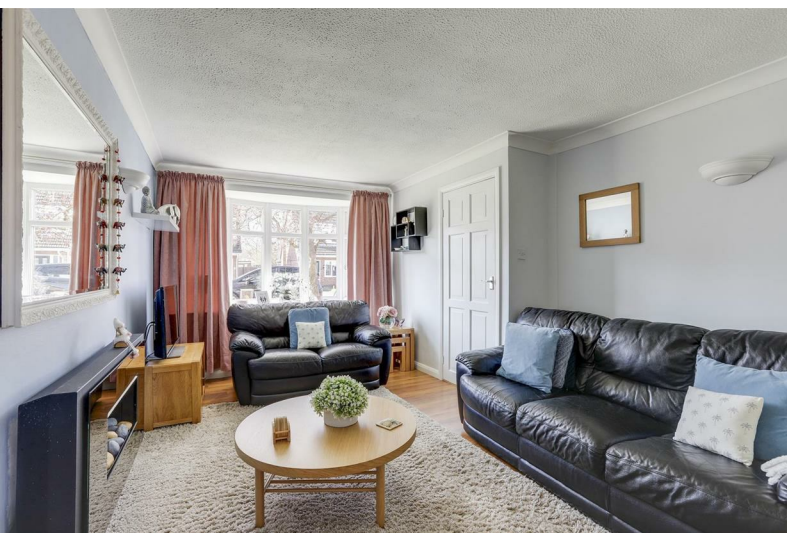


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WELL-PRESENTED THROUGHOUT...

This well-presented three-bedroom semi-detached home is an ideal choice for first-time buyers, offering modern living in a popular location. Situated just moments from Hucknall Town Centre, the property is within easy reach of local amenities, great schools, parks, and excellent transport links, ensuring both convenience and accessibility. The ground floor features a welcoming entrance hall leading to a bright and spacious reception room. The modern kitchen diner provides a fantastic space for cooking, dining, and entertaining. Upstairs, the property boasts two double bedrooms, a comfortable single bedroom, and a three-piece bathroom suite. Externally, the front of the home benefits from a driveway providing off-road parking for multiple cars, garage access, and a garden area with a lawn and plants. To the rear, the enclosed garden offers two patio seating areas, a lawn, and borders filled with mature plants and shrubs, creating a peaceful outdoor space.

MUST BE VIEWED!







- Semi-Detached House
- Three Bedrooms
- Spacious Reception Room
- Modern Kitchen Diner
- Three-Piece Bathroom Suite
- Driveway & Garage
- Enclosed Rear Garden
- Well-Presented Throughout
- Popular Location
- Must Be Viewed











GROUND FLOOR

Entrance Hall

7'0" x 4'8" (max) (2.15m x 1.43m (max))

The entrance hall has carpeted flooring, a radiator, a dado rail, a UPVC double-glazed obscure window to the front elevation and a single UPVC door providing access into the accommodation.

Living Room

15'4" x 10'9" (max) (4.68m x 3.29m (max))

The living room has laminate wood-effect flooring, a radiator, ceiling coving and a UPVC double-glazed bow window to the front elevation.

Kitchen Diner

14'1" x 8'11" (4.30m x 2.72m )

The kitchen diner has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink and a half with a drainer and a mixer tap, a freestanding cooker, a washing machine and fridge, partially tiled walls, a radiator, laminate wood-effect flooring, a UPVC double-glazed window to the rear elevation and a single UPVC door providing access to the rear garden.

FIRST FLOOR

Landing

9'1" x 5'11" (2.77m x 1.82m )

The landing has carpeted flooring, a dado rail, an in-built storage cupboard, a UPVC double-glazed window to the side elevation, access to the first floor accommodation and access to the loft.

Master Bedroom

12'9" x 7'11" (3.89m x 2.42m )

The main bedroom has laminate wood-effect flooring, a radiator and a UPVC double-glazed window to the front elevation.

Bedroom Two

11'10" x 8'0" (max) (3.62m x 2.44m (max))

The second bedroom has laminate wood-effect flooring, a radiator and a UPVC double-glazed window to the rear elevation.

Bedroom Three

9'8" x 6'0" (max) (2.95m x 1.83m (max))

The third bedroom has laminate wood-effect flooring, a radiator, an in-built storage cupboard and a UPVC double-glazed window to the front elevation.

Bathroom

5'10" x 5'5" (max) (1.80m x 1.66m (max))

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with an electric shower fixture, a radiator, partially tiled walls, exposed wooden flooring and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a driveway providing off-road parking, access to the garage, gated access to the rear garden and a garden area with a lawn and plants.

Garage

24'0" x 9'0" (7.33m x 2.75m )

The garage has courtesy lighting, power supply, a window to the side elevation, a single door providing access to the rear garden and an up-and-over door.

Rear

To the rear is an enclosed garden with two patio seating areas, a lawn bordered by a variety of plants and shrubs and fence panelling boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Virgin Media, Openreach

Broadband Speed - Ultrafast Broadband available with the highest download

speed at 1800Mbps & Highest upload speed at 220Mbps

Phone Signal – Good coverage of Voice, 4G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Ashfield District Council - Band B

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

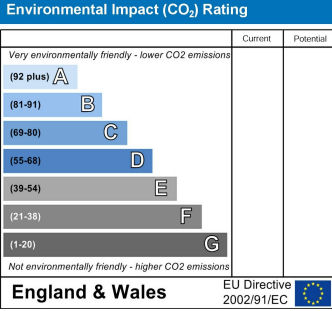
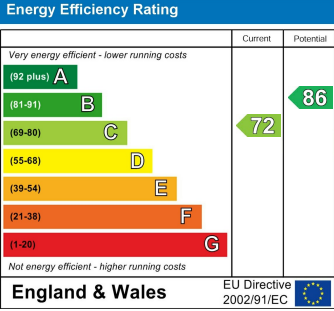
The vendor has advised the following:

Property Tenure is Freehold

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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.  
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
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**01156 972 972**

**33A High Street, Hucknall, Nottingham, NG15 7HJ**

**hucknaloffice@holdencopley.co.uk**

**www.holdencopley.co.uk**

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